

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

PIONEER OF CONCENTRATED ADVERTISING

The great success of the auction sale held by me last Thursday warrants my advising all who have properties, to list them with me for sale in the immediate future. The demand for improved Real Estate is great and advantage should be taken of the present market.

Joseph Day
Auctioneer

ORIGINATOR OF SPECIAL SALES DAYS

Tax Exemption means the immediate resumption of Home and Apartment Building. Tax Exemption means a tremendous demand for land suitable for Home and Apartment Building. Tax Exemption should mean a more active vacant real estate market than New York has had since 1914. Get my advice on your vacant land holdings.

Real Estate at Public Auction

At noon, in Exchange Salesroom, **Next Thursday, March 3,** No. 14 Vesey St., New York City

25 New One-Family Dwellings at Bogota, N.J.

Ideally located on Maplewood Ave., Bogota Heights, overlooking Hackensack FIVE TO EIGHT ROOMS AND BATH—READY FOR IMMEDIATE OCCUPANCY

Never Occupied. Steam Heat, Gas, Electricity and all other improvements.

Must be sold at Public Auction—Easy Terms—70% on Mortgage

Visit the Property: Take West Shore R. R. from Cortlandt St., running time 68 minutes; or from West 42d St., running time 41 minutes; 33 trains daily; or N. Y., Susquehanna & Western R. R. (Erie) from West 23d St., running time 52 minutes; or from foot Chambers St., running time same; 21 trains daily. Hudson tubes to Erie Station; or Port Lee Ferry, then trolley to Palisade Ave., Bogota; walk South six blocks.

Send for Booklet

SPECIAL SALES DAY Thursday, March 17, SPECIAL SALES DAY

AT NOON, AT EXCHANGE SALESROOM, 14 VESSEY ST., N. Y. CITY.

"Rent Reducers and Income Producers"

6 New Three-Family Houses at Elmhurst, N.Y.C.

20 minutes from 42d St. via Queensboro Subway

22, 23, 24, 25, 26 & 28 Eighteenth St. (Two blocks from Broadway Station, Corona Division)

Each house contains three suites, two of five rooms and bath and one of four rooms and bath. Steam heat, electric light, gas; hot water supply from kitchen range, except on top floor. Porches on first and second floors.

3 building lots—Elmhurst, corner Fairbanks Ave. and 18th St. Size 80x100 and on 18th St. 80x100 adjoining houses to be sold.

Also at Jamaica Estates, Jamaica, N. Y. C., plot on west corner Dalny Road and Homer Lee Ave. Size 97.64x91.74x160 irreg.

CLARENCE M. DAVIS, Esq., Atty., 2 Rector St., N. Y. C.

70% on Mortgage

Absolute Sale
Thousand Islands Summer Home
(Known as Islands 8 and 9a.)
On St. Lawrence River near Gananoque, Ontario, Canada. Contains more than 15 acres, with beautiful 9 room and bath stone dwelling, 70 ft. bathhouse, 75 ft. dock, 7 mile view. Wonderful trees.

Immediate Possession.

Absolute Trustee's Sale
A. H. Mathews, Esq., Trustee.
111 West 115th St. 378 Willis Ave.
(Bet. Lenox and St. Nicholas Aves.) (Add. N. E. Corner of 1494 St., Bronx.)
5 story and basement brick tenement. 5 story brick tenement. Size 25x90.80. Size 25x100.11.

Wildor, Ewen & Patterson, Esqs., Atty., 45 Cedar St., N. Y. C.

26 East 85th St.
(Bet. 5th and Madison Aves.)
3 story stone and apartments, 25x102.2.
70% on Mortgage. Possession 60 days.
Thomas J. L. McManus, Esq., Atty., 1133 Broadway, N. Y. C.

Consult me about selling your property at auction

Send for Booklet

67 LIBERTY ST., NEW YORK CITY.

Joseph Day
Auctioneer

Send for Booklet

TELEPHONE CORTLANDT 0744.

REAL ESTATE AUCTION SPECIALISTS SINCE JULY, 1847

BRYAN L. KENNELLY,
(INCORPORATED)
REAL ESTATE AUCTIONEERS
BRYAN L. KENNELLY WILL SELL AT AUCTION
SPECIAL SALE DAYS

NEXT WED., MARCH 2

At 12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey St., N. Y.

HOTEL BEVERWYCK
39-41 WEST 27TH ST.

IMMEDIATE POSSESSION.
Seven story elevator Apartment Hotel, with stores, consisting of 81 rooms. Bath with each apartment. Size 60x60.9. Fully furnished. Representative on property 5:30 to 6 Daily.
Morris E. Gosselt, Esq., Attorney, 261 Broadway.

N. E. COR. LEXINGTON AVE. & 27TH ST.
Known as 99 Lexington Ave.
Four story business building. Size 24.5x69.

N. W. COR. AMSTERDAM AVE. & 157TH ST.
Known as 159-2-4-6 Amsterdam Ave.
One story building, with 10 stores and Theatre. Size 90.1x125.

S. W. COR. WEST BROADWAY & LEONARD ST.
Known as 176 to 180 West Broadway.
Six four story dwellings, with stores. Size 12x50.
Jacob I. Berman, Esq., Attorney, 346 Broadway.

90-92 UNIVERSITY PL.
5 story business building, with stores. Size 35.4x50.9.
Jacob I. Berman, Esq., Atty., 246 B'way

2268 SECOND AVE.
5 story tenement, with stores. Size 25x100.

24 BOND ST.
Six story loft building. Size 25.9x100.

3 WEST 101ST ST.
Five story apartment house. Size 38x100.11.
Messrs. San, Littleton, Van Voorhis & Klabner, Attorneys, 160 Broadway.

266 DELANCEY ST.
N. E. Cor. Columbia Street.
Six story tenement. Size 25x100.

425-427 W. 125TH ST.
12 Manhattan Avenue.
5 story apartment house, with stores. Size 35.1x70.7 irregular.
Messrs. Blum, Lee, Cora & Levine, Atty., 135 Broadway.

64 LA SALLE ST.
(West 125th Street).
Five story brick apartment house. Size 35x100.11.

1450 MINFORD PL.
Near East 123d Street, Bronx.
6 story, 20 family apartment house. Size 27.6x100.
Joseph L. Frieder, Esq., Atty., 250 B'way.

14 BROADWAY LOTS
Situated at the
S. W. Corner 230th Street and Broadway, and
West Side Bailey Ave., just south of 230th Street, BRONX.

OPERATORS, OWNERS, EXECUTORS and TRUSTEES who desire to take advantage of our next Special Auction Salesday would do well to communicate with this office at once for further details.

BRYAN L. KENNELLY,
(INCORPORATED)
REAL ESTATE AUCTIONEERS
149 Broadway, New York City (Singer Building)
Tel. Cortlandt 1547

BUY A HOME NOW
Before the Spring Demand Increases Prices

Absolute Auction Sale
At 2 P. M. at the Real Estate Exchange Salesroom, 14-16 Vesey St., New York City.

SATURDAY, MARCH 12th

70 HOME SITES 70
and
5 NEW DWELLINGS

Containing 6, 7, 8 and 9 Rooms, with 1 and 2 baths, having every modern improvement and convenience, steam heat, gas, electric light, parquet floors.

LOCATED ON
Parsons Av., Queens Av., Franconia Av.,
Georgia Place & Hyacinth Place, at
FLUSHING, N.Y. CITY

TERMS—60% may remain on mortgage

VISIT THESE HOUSES AND HOME SITES TO-DAY
Take train from Penna. Station to Main St. or Murray Hill Station, Flushing. Property within 10 minutes' walk of Station. Or take Flushing trolley from 59th St. Bridge, N. Y. From Jamaica take Flushing car that passes property.

Supreme Court Foreclosure
Alfred J. Amend, Esq., Referee.
To-morrow, Feb. 28,
At Noon, in Salesroom, 14 Vesey St., N. Y. C.

327 East 112th St.
(Bet. 1st and 2d Aves.)
Six story brick tenement; two stores; size 25x100.11
66-2-3% on Mortgage.
Send for Leaflet.

Joseph Day
Auctioneer

67 Liberty St., New York City. Telephone 9744-Cortlandt

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

MORTGAGE MONEY
Apartments, Dwellings, Business Bldgs. Building and Permanent Loans. Reasonable Fees.

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156 Broadway, N. Y. Tel. Cort. 1571

First Mortgage Money TO LOAN
on Dwellings, Apartment and Business Buildings.

WOOD, DOLSON CO., Inc.
141 BROADWAY. RECTOR 7254.

MORTGAGE MONEY
Quick answer and low charges.

SLAWSON & HOBBS
162 West 72d St.

\$100,000 for Rent, Assignments and LEASEHOLD.
\$400,000 for 2nd mgs. Will divide. \$1,000,000 for 1st from \$40,000 up. Brokers protected. Submit particulars.

S. A. ISRAEL, 99 Nassau St.

Supreme Court Partition Sale
Herbert C. Smyth, Esq., Referee.
TUESDAY, MAR. 15
At Noon, in Salesroom, 14 Vesey St., N. Y. C.

31-33 VESSEY ST.
(E. W. Cor. Church St.)
Five story, basement and sub-basement business building, 50x64.
70% on mortgage for 5 yrs.
Send for Leaflet.

Joseph Day
Auctioneer

67 Liberty St., New York City. Telephone 9744-Cortlandt

ARTHUR C. SHERIDAN, Real Est. Auctioneer
152 Broadway, Cort. 1028.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

\$100,000 for Rent, Assignments and LEASEHOLD.
\$400,000 for 2nd mgs. Will divide. \$1,000,000 for 1st from \$40,000 up. Brokers protected. Submit particulars.

S. A. ISRAEL, 99 Nassau St.

BUILDING LOAN MONEY
Any amount for 3 story walkups. Money for 2nd mortgages in large amounts.

ELISHA WOLFF
135 Broadway. Phone 5098 Rector.

Geo. C. Porter, Inc. R. E. & Mortgage Brokers
152 B'way, Cort. 548.

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From Battery to 14th St., Inclusive.

F. & G. PLOMM, REAL ESTATE,
1333 Broadway, at 35th St.
Management of Business Properties a Specialty.

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501 FIFTH AV. 142 MURRAY HILL

Real Estate Mortgages
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125 W. 14th St. 361 B'way

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Real Estate in all its branches.
13 EAST 41ST ST. 497 BROADWAY.

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160 West 72d St. Tel. 6810 Col.
ECONOMICAL AND EFFICIENT MANAGEMENT OF PROPERTY.

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213 MADISON AV. 711 B'WAY

SPEAR & CO., INC.
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STUYVESANT 907.

HARRY S. BEALE
CO., INC.
505 Fifth Ave., N. Y. 247 Vanderbilt.

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HESS
PROPERTY

FIRST MORTGAGES - MORGENTHAU JR. & CO.
100 BROADWAY, CORTLANDT 345

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REAL ESTATE OPERATORS.
Vanderbilt 4328.
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DOUGLAS L. ELLMAN & CO.
15 East 49th St. 46 Cedar St. Tel. 5700 John.

From Battery to 14th St., Inclusive.

HUDSON ST., CORNER CHARLES ST.
Plot 7,000 sq. ft. for sale or to lease on long term.
F. & G. PLOMM, 1333 Broadway.

SEVEN-STORY LOFT
Building, 50x100; 150 ft. p. steam plant; all improvements; located near Manhattan Bridge. C. 1372 Herald, Bronx.

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Entire Buildings
RENT OR SALE
With Possession

60 UNIVERSITY PLACE, Corner 10th St., 8 story and basement, 27.6x100.
62 UNIVERSITY PLACE, 4 story, 25x100.
9 NORTH MOORE STREET, 6 story, 25x75.
497 BROOME STREET, 4 story, 20x85.
233 MERCER STREET, 5 story, 25x100.
NORTHWEST CORNER GREENWICH AND PARK PLACE, 5 story, 42x56.
136-3 BEEKMAN STREET, 4 story, 37x25.
Garage

236-8 EAST 37TH ST.
2 story, fireproof, 40x100.

LEBERTAN CORPORATION
115 Broadway Phone Rector 2133
FULL COMMISSION TO BROKERS.

NINTH ST., NEAR PARK
Five story tenement, with two stores; rental \$1,015; price \$25,000; bank mortgage.

JOHN PETERS, 210 E. 14th St.

Above 14th St. to 59th St. (Inclusive). East River to North River.

Near Broadway & 52d
4 Story Building
With Possession
Price and Terms Right
F. & G. PLOMM, 1333 Broadway.

22d St., near Fifth Ave.
Six story building for sale, \$50,000.
F. & G. PLOMM, 1333 Broadway.

\$110,000 WILL BUY
50 ft. corner on Sixth Av., below 37th St.
F. & G. PLOMM, 1333 Broadway.

9 West 29th Street
STORE 28x100 TO LEASE.
\$5,000 per year. Possession.
F. & G. PLOMM, 1333 BROADWAY.

CITY REAL ESTATE.
From Battery to 14th St., Inclusive.

A. Light, Cheerful, Conveniently Located Business Home

106 & 108 Hudson St.
Northwest Cor. of Franklin St.

10 Stories
of most attractive space
4950 Sq. Ft. to Each Floor (Gross)
Suitable for a Large Firm or Corporation

Possession Whenever Desired

FREDERICK BROWN
217 Broadway
Phone Barclay 4932
Full Commission to Brokers.

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142 to 154 East 32d St.
5 Lofts, 10,000 Sq. Ft.
Close to SILK AND WOOLLEN CENTRE
Desirable for OFFICES, SHOWROOMS AND LIGHT MANUFACTURING.
\$7,500 per year.
POSSESSION AT ONCE.
Full commission to brokers.
F. & G. PLOMM, 1333 Broadway.

Byrne & Bowman
30 East 42d St.
TELEPHONE 237 VANDERBILT
-OFFER-
FIFTH AVENUE
NORTH OF 34TH STREET.
Corner property, approximately 10,000 square feet; most prominently located; suitable for improvement. Inquire for full particulars.
Full commission to brokers.

For Sale or Lease Together
929 6th Ave., "L" to 102 West 53rd St.
3,500 Sq. Ft. Possession.
FOR SALE
79 W. 12th St., lot 22x103
3 story high steep dwelling. Possession
Domestic Realty Co., 38 W. 21st St.

EAST 42ND ST. DWELLING
One-half block "L" station; 12 rooms and bath; private neighborhood; possession terms.
A 22 foot brownstone dwelling, 14 rooms.
J. V. GRAHAM, 35 Liberty St. Phone 8083 Rector.

Two 4 Story and Basement
Double lots; total plot 37.5x100.5; Commercial section West 40's. Owner anxious to sell. Principals only.
THOMAS J. O'REILLY, Uptown Office, Broadway at 100th St.

17TH STREET BARGAIN
Near Stuyvesant Park, four story dwelling, corner property, 100' frontage.
JOHN PETERS, 210 E. 14th St.

BARGAIN FOR BUILDERS!
Full lot, with 6 story building, suitable business alterations; Hudson Ave., high class location, near 34th St.; price right.
ESTATE, 305 Herald, Herald sq.

Ideal Investment
Fireproof Business Building
46th St., near 5th Avenue
For Sale
To Close an Estate.
Full particulars furnished to principals only.
HARRIS VOUGHT & CO., 6 E. 46th St.

TIMES SQUARE SECTION
We have several Theatre Plots, also an interesting office building plot.
Ashforth & Company
501 6th Av. Murray Hill 142.

Buy in the best section
of New York. We have two 6 story flats in our vicinity. Yearly income \$8,000. Terms reasonable. Apply
John J. Hoeckh, Inc.,
370 WEST 40TH ST.

FOR SALE ON WEST 37TH STREET.
Unrestricted lot, 100x100.
F. & G. PLOMM, 1333 BROADWAY.

CITY REAL ESTATE.
Above 59th St.—5th Av. to East River.

830-840 Park Avenue

TWO of the finest buildings on Park Avenue have been sold to a group of individuals to be operated on the co-operative plan. A few apartments are still available for purchase at prices ranging from \$24,000 to \$60,000 to persons of recognized standing. Apartments contain 3 and 4 master's bedrooms, adequate servants' accommodations and private laundries.

Plans and further particulars on application.

PEASE & ELLIMAN
340 Madison Ave., N. Y. Telephone Murray Hill 6200

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CORNER MIDDLE WEST SIDE
3 story and basement business building. Very low rent. Excellent property to rent to one tenant or to re-improve corner with modern fireproof apartment hotel or apartment house. Terms to suit.

SLAWSON & HOBBS
162 West 72d St.

Chelsea Section—Private House,
23d St.—30x117, 3 story, basement, high stop, 16 rooms; restricted block. Large front lawn. Price low. Easy terms. Possession.

DUROSS
155 WEST 14th STREET

39th St., 260-262 West
In garment center, close to Times Square Post Office, two 4 story buildings, with stores, suitable for improvement. For sale or lease on long term.

Ludin Realty Co.
261 West 34th St.

ON BROADWAY
For Sale—Office building, above 34th st.; mortgage \$600,000; price \$1,000,000; possession of whole building, including stores; terms to suit.

M. SALMON,
63 Park Row, New York City.

SIXTH AVENUE CORNER
above 34th st., 10,000 square feet; old building, suitable for immediate improvement. Price low and terms exceptional. Inquire desired.

GEO. A. BOWMAN, 115 West 45d St.

Price \$24,000; Rental \$5,220
A five story double flat, near Madison av.; not heated. \$4,000 cash.

JOHN PETERS, 210 E. 14th St.

26 EAST 35TH ST.
Choice location; 3 story dwelling; below assessed valuation; possession; terms.
F. ARTHUR FISCHER, 905 6th Av.

PRIVATE DWELLINGS.
Several Houses in Chelsea Section.

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Above 59th St.—5th Av. to East River.

Real Bargain. Dwelling near 125th St.; 12 rooms, all modern improvements, hardwood trim; possession. CHARLES METZGER, 25 East 125th st.

Above 59th St.—5th Av. to North River.

NEAR BROADWAY,
33 ft. Apartment House.
2.5, 1.4 on a floor. Electric Light in Hall. Price \$45,000. Mortgages \$35,000. Home \$7,000 (very low); adjoining similar house rents for \$6,000.

THOMAS J. O'REILLY,
Uptown Office, Broadway at 309th St.

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ATTRACTIVE OFFERINGS

West End Ave., near 90th St.
5-story American basement, 10 rooms, 2 baths, electric light, all modern improvements.
Price \$34,000—Rent \$3,000

Near Central Park West
In the Seventies
4-story and basement, 13 rooms, 2 baths, early possession.
Price \$28,000

Near 86th St., West Side
4-story American basement, 12 rooms, 2 baths, immediate possession, attractive terms.
Price \$23,000

121st St., near Morningside Av.
3-story and basement, 11 rooms, foyer, bath, 2 lavatories, electric light, modern and in good condition.
Price \$17,000—easy terms

We have other desirable residences in all localities.

Phone or Write
MARK RAFALSKY & CO.
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FOR INVESTOR OR ESTATE
FOUR
5
Story New Law
Apartments—Extra Wide.
3-3; 3-4; 1-5
to a floor, located in choice section of upper West Side. Still in the hands of the original builder. Will entertain other property or Country Estates, with cash, in part payment.

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